



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN  
HISTORIC DESIGN REVIEW COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**September 3, 2013  
6:00 PM**

---

**Historic Design Review Commissioners**

Matt Spokely, Chairman  
Roger Luebke  
Fred Vitas  
Nick Willick  
Lisa Worthington  
Liz Briggs  
Cindy Combs  
Terry Green  
Kathryn Kratzer-Yue

**City Staff**

Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**

August 6, 2013

**IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**V. PUBLIC HEARING ITEMS**

- A. HISTORIC DESIGN REVIEW – 994 LINCOLN WAY (CHURCH OF CHRIST SCIENTISTS) – FILE HDR 13-07.** The applicant requests Historic Design Review Commission approval for an 18 inch Valance on the southeast building façade located at 994 Lincoln Way.

**VI. COMMISSION BUSINESS**

- A. Commission Powers and Duties Ad Hoc Committees** to provide verbal update pursuant to AMC Sections 159.496 (A)(7) as stated:

§159.496 (A)(7) Recommend to the City Council, from time to time or as events warrant, recognition of owners or occupants of structures, improvements or sites by means of certificates, plaques, markers, or commendations who have restored, renovated and/or maintained their property in an exemplary manner.

## **VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

## **VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **X. ADJOURNMENT**

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE  
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING  
August 6, 2013**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on August 6, 2013 at 6:05 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Luebkehan, Willick, Vitas, Worthington, Briggs, Combs, Green, & Spokely

**COMMISSIONERS ABSENT:** Kratzer-Yue

**STAFF PRESENT:** Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

Minutes of July 16, 2013 approved as submitted.

**IV. PUBLIC COMMENT**

None

**V. COMMISSION BUSINESS**

- A. Commission Powers and Duties Ad Hoc Committees to provide verbal update pursuant to AMC Sections 159.496 (A)(5), 159.496 (A)(6) and 159.496(A)(10) as stated:

§159.496 (A)(5) Render advice and guidance, upon request of the owner or occupant of the property, on the restoration, alternation, decoration, landscaping or maintenance of any cultural resource including landmarks, sites, districts or neighboring properties within public view.

§159.496 (A)(6) Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of a cultural resource on the local, State, or Federal level.

§159.496 (A)(10) Provide local owners of diverse structures, buildings, areas, and sites with the benefits and responsibilities of inclusion in local, State, or Federal registries of historic properties.

Chairman Spokely handed out a draft of information that will be posted in the City's website outlining the Federal, State and Local benefits of establishing historic designations for property. Links to Federal, State and Local resources will be provided.

Commissioner Willick handed out a pamphlet to inform residents of the Historic Design Review Commission.

Commissioner Green noted that he liked the pamphlet and that it was concise and looked very professional.

## **VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

### **A. City Council Meetings**

None

### **B. Future Historic Design Review Commission Meetings**

Director Wong noted that a Historic Design Review Commission Meeting will be held on September 3, 2013. Ad Hoc Committee No. 7 can provide an update.

### **C. Reports**

None

## **VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS**

None

## **VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

None

## **IX. ADJOURNMENT**

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Lance E. Lowe, AICP, Associate Planner



## **CITY OF AUBURN**

### **Staff Report**

### **Historic Design Review Commission**

**Meeting Date: September 3, 2013**

**Prepared by: Lance E. Lowe, AICP, Associate Planner**

**ITEM NO.  
V-A**

**ITEM V-A: HISTORIC DESIGN REVIEW – 994 LINCOLN WAY (CHURCH OF CHRIST SCIENTIST) – FILE HDR 13-07.**

**REQUEST:** The applicant requests Historic Design Review Commission approval for an 18-inch Valance on the southeast building façade located at 994 Lincoln Way.

**RECOMMENDED MOTION (APPROVAL):**

- A. Adopt HDRC Resolution No. 13-10 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, for an 18-inch Valance on the southeast building façade located at 994 Lincoln Way which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
  2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
  3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

**ALTERNATIVE MOTION (DENIAL):**

- B. Direct staff to amend Resolution No. 13-10 as presented for denial of the proposed 18-inch Valance on the southeast building façade located at 994 Lincoln Way, based upon substantial evidence in the public record.

**BACKGROUND:**

Applicant: Jeane Appell (530) 820-3907

Owner: Kenneth Harper (916) 216-4709

Location: 994 Lincoln Way (**Attachments 1 & 2**)

Assessor's Parcel Number: 002-145-029

Lot Size: ±8,145 square feet

**Project Site:**

Zoning: Central Business District (C-2)  
Existing Land Use: Commercial

**Surrounding Zone Districts:**

North:	C-2	South:	C-2
East:	C-2	West:	C-2

**Surrounding Land Uses:**

North:	Parking Lot	South:	Office
East:	Automotive	West:	Parking Lot

**BACKGROUND:**

The subject 2,574 square foot building is identified in the Historical Resources Inventory as a non-contributor; meaning that the building has no historic significance either architecturally or to the Downtown Historic District (**Attachment 3**).

**PROJECT DESCRIPTION:**

The applicant requests Historic Design Review Commission approval of an 18-inch Valance on the southeast wall of 994 Lincoln Way. The proposed Valance will cover the front façade of the book store which is approximately forty feet (40') in length. The proposed Valance is brown in color to match the existing paint scheme (**Attachment 4 – Site Photographs**).

**ANALYSIS:**

The *Historic Preservation Architectural Design Guidelines* and *Department of the Interior Standards* do not specifically speak to Valance(s) and other fabric appurtenances. However, the *Historic Preservation Architectural Design Guidelines* notes that:

“Whenever possible, additions or alterations to existing structures, improvements or sites shall be done in such a manner that if they were removed in the future, the essential form and structural integrity of the structure, improvement or site would not be impaired”.

The *Department of the Interior Standards* recommended colors are consistent with the City’s *Historic Preservation Architectural Design Guidelines*. According to the *Historic Preservation Architectural Design Guidelines*, “colors used should be true, not synthetic (artificially or chemically created) colors and should be consistent with the architectural period and be harmonious with colors used on neighboring buildings.”

The proposed color of the Valance is a true color consistent with the *Historic Preservation Architectural Design Guidelines*.

As proposed, it is staff’s opinion that the Valance material is of high quality; is compatible with the character of the Down Town Historic District; will enhance the structure and area and is consistent with the *Historical Preservation Architectural Design Guidelines*. Based on the aforementioned, staff recommends approval of the Valance, as proposed.

**ENVIRONMENTAL DETERMINATION:**

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15311 (Existing Structures) of the CEQA Guidelines.

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Photograph
3. Historical Resources Survey dated 1986
4. Site Photographs

**EXHIBITS:**

- A. HDRC Resolution 13-10
- B. Project Plans



# ATTACHMENTS



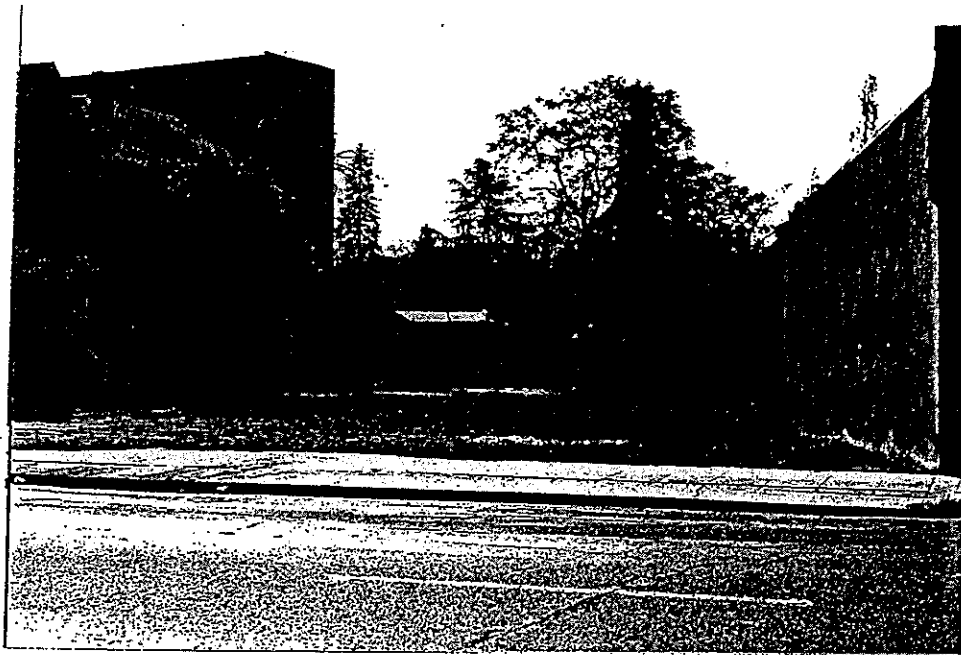
# Project Location



# ATTACHMENT 1

# 994 Lincoln Way



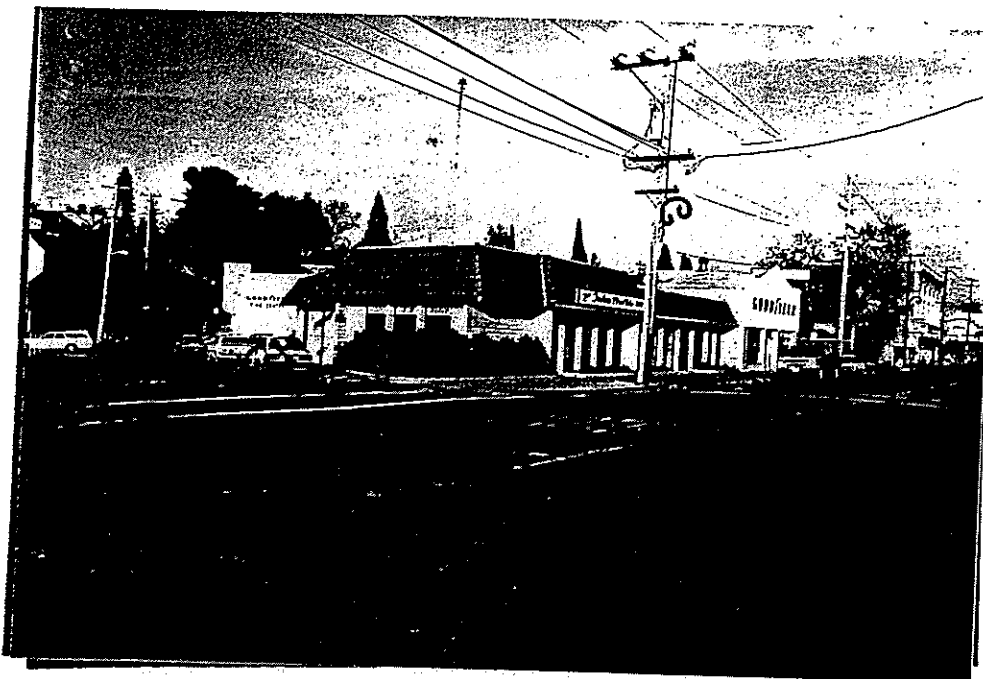


Vacant Lot Between 991 & 1001  
Lincoln Way

002-190-28

Historic Contributor

This is the site of the Hancock Hardware Store (more recently Joneses Paint Store which burned July 3, 1985.) Previous to his Lincoln Way business Hancock owned a store in Old Town which burned around 1905. Because building material was scarce after the 1906 San Francisco earthquake, the store was built with lumber from the Sierra Normal College on High Street. The hardware store thrived and everyone said, "If you can't find it anywhere else, you can always find it at Hancock's."

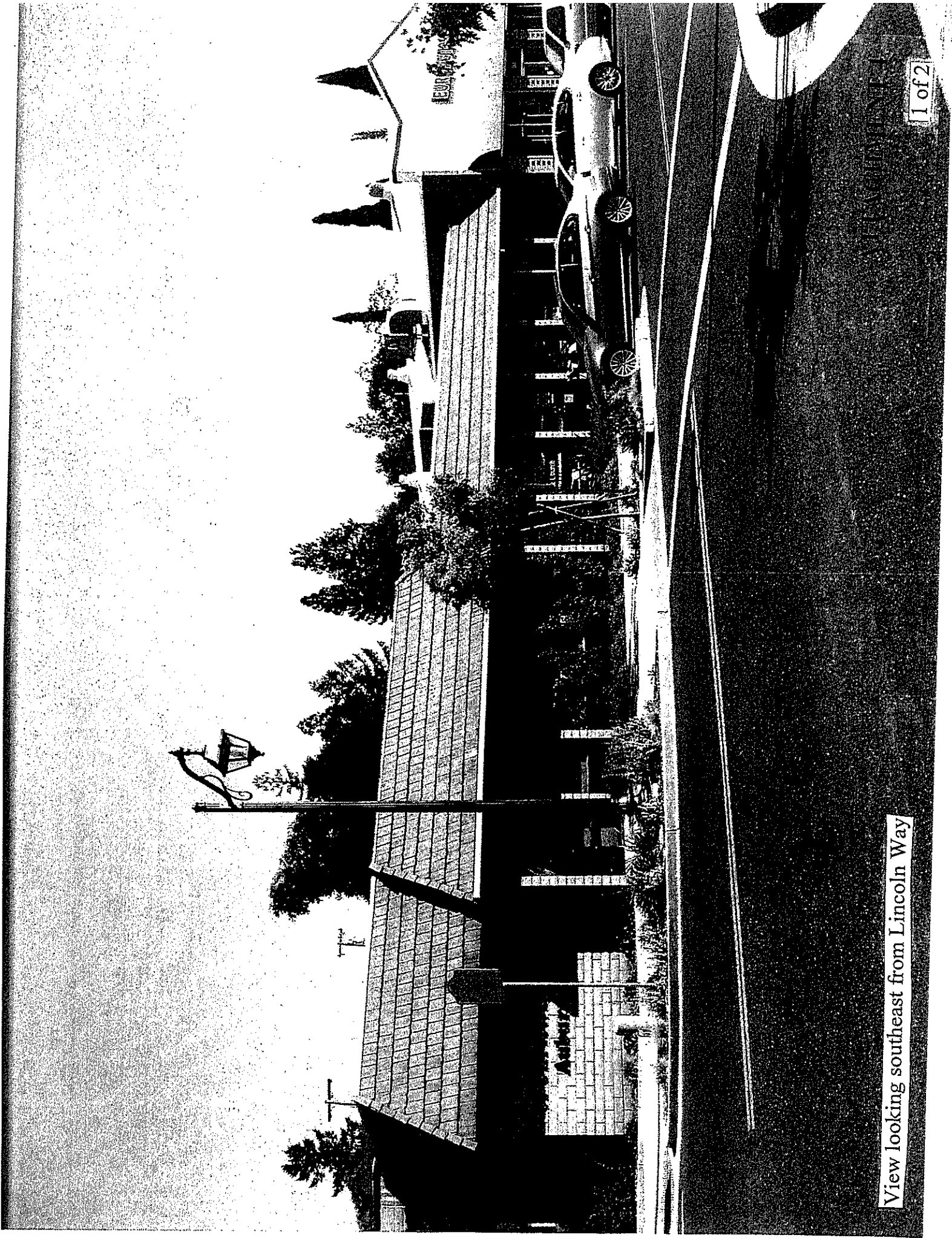


994 Lincoln Way

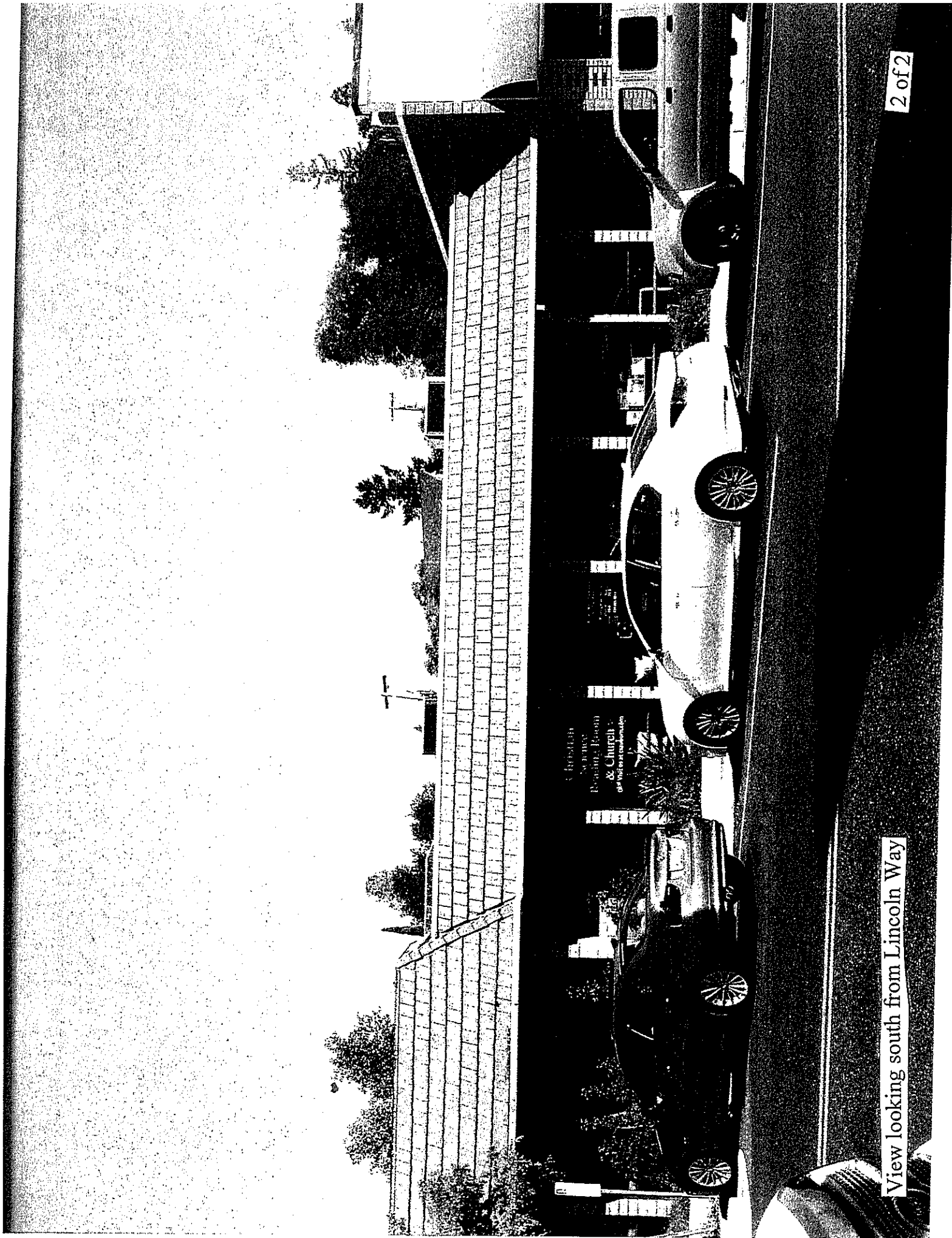
002-145-29

Non-contributor

ATTACHMENT 3



View looking southeast from Lincoln Way



View looking south from Lincoln Way

# EXHIBITS



**HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-10**

**CHURCH OF CHRIST SCIENTISTS (994 LINCOLN WAY) – FILE HDR 13-07**

---

**Section 1.** The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of September 3, 2013 to consider a request for Historic Design Review Permit for property located at 994 Lincoln Way for an 18 inch Valance along the southeast facade - File HDR 13-07.

**Section 2.** The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the September 3, 2013 meeting.
2. Staff presentation at the public hearing held on September 3, 2013.
3. Public comments, written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

**Section 3.** In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15311 (Accessory Structures).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for the First Church of Christ Scientists Valance (File HDR 13-07) subject to the following conditions:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **September 3, 2013**. This project is approved for a period of two years and shall expire on **September 3, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. Prior to installation, the applicant shall obtain a building permit from the City of Auburn, Building Division.

4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**Section 5.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby approves Historic Design Review Permit for the First Church of Christ Scientists Valance, subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED, APPROVED AND ADOPTED** this 3rd day of September 2013.

\_\_\_\_\_  
Chairman, Historic Design Review Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department